



# Brunel House

Ship Yard, E14

Offers in excess of £375,000

Situated in this popular development which benefits from, concierge, gym and swimming pool. Internally comprising, lounge with balcony, fitted kitchen, 2 bedrooms, bathroom. There is also an allocated parking space.



# Brunel House

## Ship Yard, E14

- Two Bedroom | One Bathroom
- 592sq ft of Internal Living Space
- Share of Freehold
- Private Balcony
- Allocated Off-street Parking
- Chain Free



Two bedroom, one bathroom apartment located within Brunel House, part of the popular riverside development of Burrell's Wharf. This light and airy property is located on the 1st floor and offers 600 sq ft of internal space, a private balcony and allocated parking.

Burrell's Wharf features a community feel absent in many developments in the area. The development is centred around a communal courtyard and is located next to the River Thames. On-site facilities are excellent: well-staffed site office (24 hour porterage), a residents' gym, sauna and swimming pool.

Burrell's Wharf is located approximately 600m from Mudchute DLR station and within 100m of Mast House Terrace pier for Thames Clipper service for easy access to Canary Wharf, The O2 Centre & central London.

**Tenure:** Leasehold 88 years approx. remaining.

**Service Charge:** £5,743 pa approx.

**Ground Rent:** £50 pa. Doubling every 25 years from the Commencement Date of the lease term.

**Local Authority:** Tower Hamlets

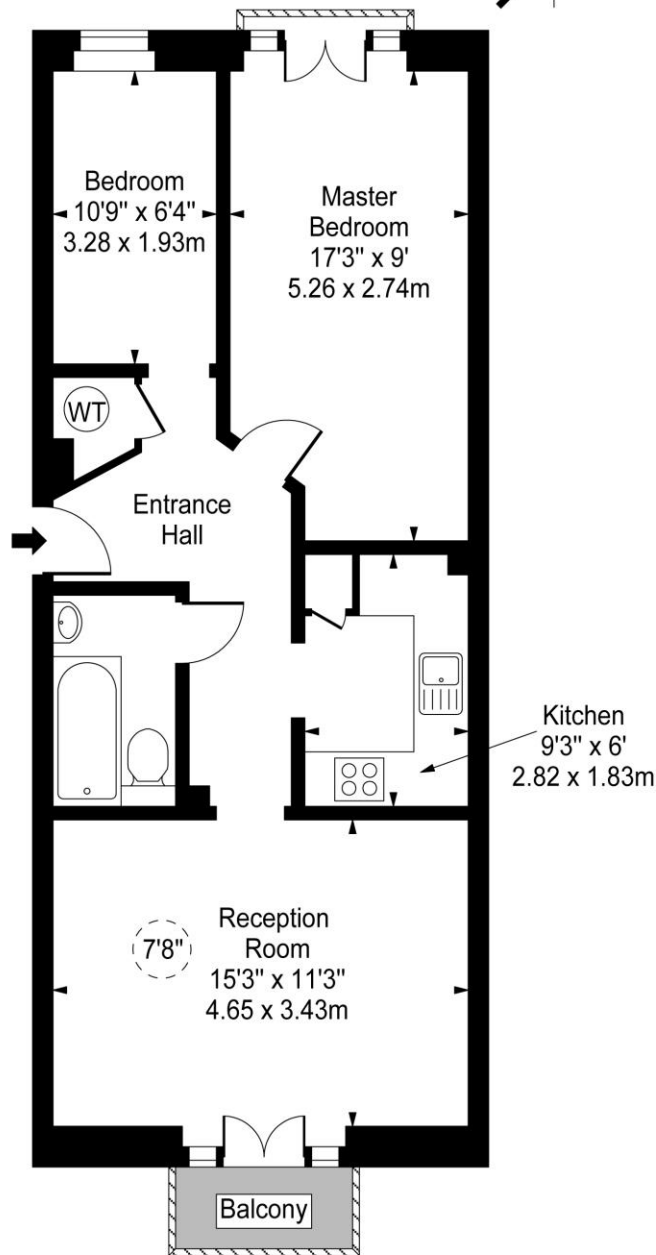
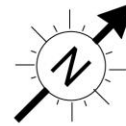
**Council Tax Band:** E

| Energy Efficiency Rating                          |         |           |
|---------------------------------------------------|---------|-----------|
|                                                   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| <b>A</b><br>(91-100)                              |         |           |
| <b>B</b><br>(81-90)                               | 83      | 84        |
| <b>C</b><br>(69-80)                               |         |           |
| <b>D</b><br>(55-68)                               |         |           |
| <b>E</b><br>(39-54)                               |         |           |
| <b>F</b><br>(21-38)                               |         |           |
| <b>G</b><br>(1-20)                                |         |           |
| Not energy efficient - higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

### *Chestertons Canary Wharf & Greenwich Sales*

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# Brunel House, Ship Yard, E14



First Floor

Approx Gross Internal Area **600 Sq Ft - 55.74 Sq M**

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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